

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes _____
no _____

Property Name: Hutchins House Inventory Number: SM-558
Address: 25380 Point Lookout Road (MD 5) Historic district: yes ☒ no
City: Leonardtown Zip Code: 20650 County: Saint Mary's
USGS Quadrangle(s): Leonardtown
Property Owner: Jean Marie Hansen Tax Account ID Number: 03-060764
Tax Map Parcel Number(s): 520 Tax Map Number: 127
Project: MD 5: MD 243 to MD 245 Agency: SHA
Agency Prepared By: EHT Traceries, Inc.
Preparer's Name: Saleh Van Erem Date Prepared: 10/30/2007
Documentation is presented in: _____

Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes Listed: yes

Site visit by MHT Staff yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Hutchins House, located at 25380 Point Lookout Road, was constructed circa 1923. The dwelling is sited on a sloping lot on the north side of Point Lookout Road (MD 5). The dwelling is surrounded by mature trees and shrubs. A circular paved driveway is located at the front of the dwelling. A paved driveway located on the northwest portion of the parcel is an easement for accessibility to the dwelling at 25390 Point Lookout Road. A chain-link fence encloses the rear yard. There are no secondary resources associated with this property.

The two-and-a-half-story, two-bay Hutchins House was constructed circa 1923 in the Craftsman style with a Four-square plan. Set on a concrete-block foundation, the wood-frame structure is clad in asbestos shingles. The building features two interior chimneys of brick construction. A hipped roof covered in asphalt shingles caps the structure. The roof has overhanging flared eaves with curved wood brackets. A hipped-roof dormer with triple seven-light casement windows is located on the façade (southwest elevation). A one-story, two-bay porch is located on the façade. The half-hipped roof of the porch is covered in asphalt shingles, and features overhanging eaves with wood brackets. The Craftsman-style porch is supported by tapered wood posts set on brick piers. The porch has been screened in. The dwelling is fenestrated on the façade (southwest elevation) by 9/1 windows and a single-leaf paneled wood door, with square-edged wood surrounds. The secondary elevations are fenestrated by 1/1 vinyl-sash windows

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended ☒
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Jim Tanaka ✓
Reviewer, Office of Preservation Services

2/7/08
Date

B. Canty
Reviewer, National Register Program

2/7/08
Date

200800079

SM-558

Hutchins House

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with square-edged wood surrounds and a single-leaf wood door on the southeast (side) elevation. A canted bay window with triple 1/1 vinyl-sash windows is located on the southeast elevation.

A one-story, one-bay addition is located on the northeast (rear) elevation. Based on its forms and materials, the addition was constructed in the mid-twentieth-century. The wood-frame addition is partially clad in asbestos shingles and partially screened in. The structure is supported on wood posts. A half-hipped roof covered in asphalt shingles caps the addition. The addition is fenestrated by 1/1 windows, and a single-leaf wood door.

The rural town of Leonardtown is located in southern St. Mary's County, Maryland, and is situated on the northern banks of Breton Bay, a tributary of the Potomac River. Point Lookout Road (MD 5), a north-south highway, connects Washington, D.C. and southern Maryland. The road is approximately 75 miles long and runs from Suitland, Maryland, at the District of Columbia/Maryland state line to Point Lookout in southeastern St. Mary's County. The road is known by various names, including Branch Avenue, Leonardtown Road, and Point Lookout Road.

The earliest extant buildings in the Leonardtown area date to the mid-eighteenth century, with the majority of buildings dating from the late nineteenth to the mid-twentieth centuries. These buildings reflect the agricultural, governmental, and commercial history of the area and illustrate a variety of styles, including Queen Anne, Italianate, Second Empire, Queen Anne, Colonial Revival, Craftsman, and a variety of vernacular interpretations of popular styles.

The lack of efficient transportation in and around Leonardtown resulted in the community remaining rural and small. In the early nineteenth century, paddlewheel steamboats began operating out of Leonardtown.(1) By the early twentieth century, steamships and horse-drawn carriages remained the most effective transportation option for local residents.(2) Train service bypassed the town, and the first major road to pass by the town was not constructed until 1910. By 1914, town residents could finally travel to Washington, D.C. by road.(3)

The Hutchins House is located in Leonardtown on a parcel of land that was once part of a 60-acre parcel known as "Race Track" and "Brooklyn."(4) George T. and Margaret M.C. Hutchins purchased the 1.75 acre lot from Stephen T. and Gertrude E. Foxwell in November of 1921.(5) The Craftsman-style dwelling was constructed between the Hutchins' purchase in 1921 and August of 1924 when the house was listed as a recent improvement in Leonardtown in an issue of St. Mary's Beacon.(6)

The twentieth century brought some significant changes to Leonardtown and the surrounding area. The population began to flux, and agricultural land was being developed into residential housing, displacing tenant farmers.(7) The population of St. Mary's County doubled in the 1940s because of the establishment of the U.S. Naval Air Station, only twelve miles from Leonardtown, on the Patuxent River in 1943. World War II (1941-1945) veterans returned from the war seeking employment at the air station and low-cost housing. Leonardtown saw a significant boost in residential development as a result of this increased demand for housing.(8) The population influx and increased construction furthered the transformation of Leonardtown in the twentieth century from an agricultural village to the governmental, business, and residential center it is today.

The Hutchins House at 25380 Point Lookout Road was constructed circa 1923, prior to the mid-twentieth-century development of Leonardtown located along Point Lookout Road (MD 5). However, this property is not individually associated with the events and trends that have made a significant contribution to the broad patterns of our history, thus disqualifying it for eligibility under Criterion A. The property is not associated with any person or group of persons of outstanding importance to the community, state, or nation. Therefore, the Hutchins House is not eligible under Criterion B. The building does not embody distinctive characteristics of early-twentieth-century residential architecture nor does it represent the work of a master or possess high artistic value, rather it is a typical example of a Craftsman-style dwelling common to St. Mary's County. It is thus disqualified for eligibility under

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

NR-ELIGIBILITY REVIEW FORM

SM-558

Hutchins House

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Criterion C. The Hutchins House was not evaluated under Criterion D. Therefore, it has been recommended that the Hutchins House is not eligible for listing in the National Register of Historic Places under Criteria A, B, or C.

- 1) Aleck Loker, A Most Convenient Place: Leonardtown, Maryland, 1650-1950
(Leonardtown, MD: The Commissioners of Leonardtown and Solitude Press, 2001),
47.
- 2) Loker, A Most Convenient Place, 88.
- 3) Loker, A Most Convenient Place, 99, 114.
- 4) Kirk E. Ranzetta, "Hutchins House," (SM-558) Maryland Historical Trust, State Historic Sites Inventory Form
(1997), 8:1.
- 5) Stephen T. and Gertrude E. Foxwell to George T. Hutchins, St. Mary's County Land Records, EBA 20:280.
- 6) Ranzetta, "Hutchins House," 8:1.
- 7) Loker, A Most Convenient Place, 137.
- 8) Loker, A Most Convenient Place, 151.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

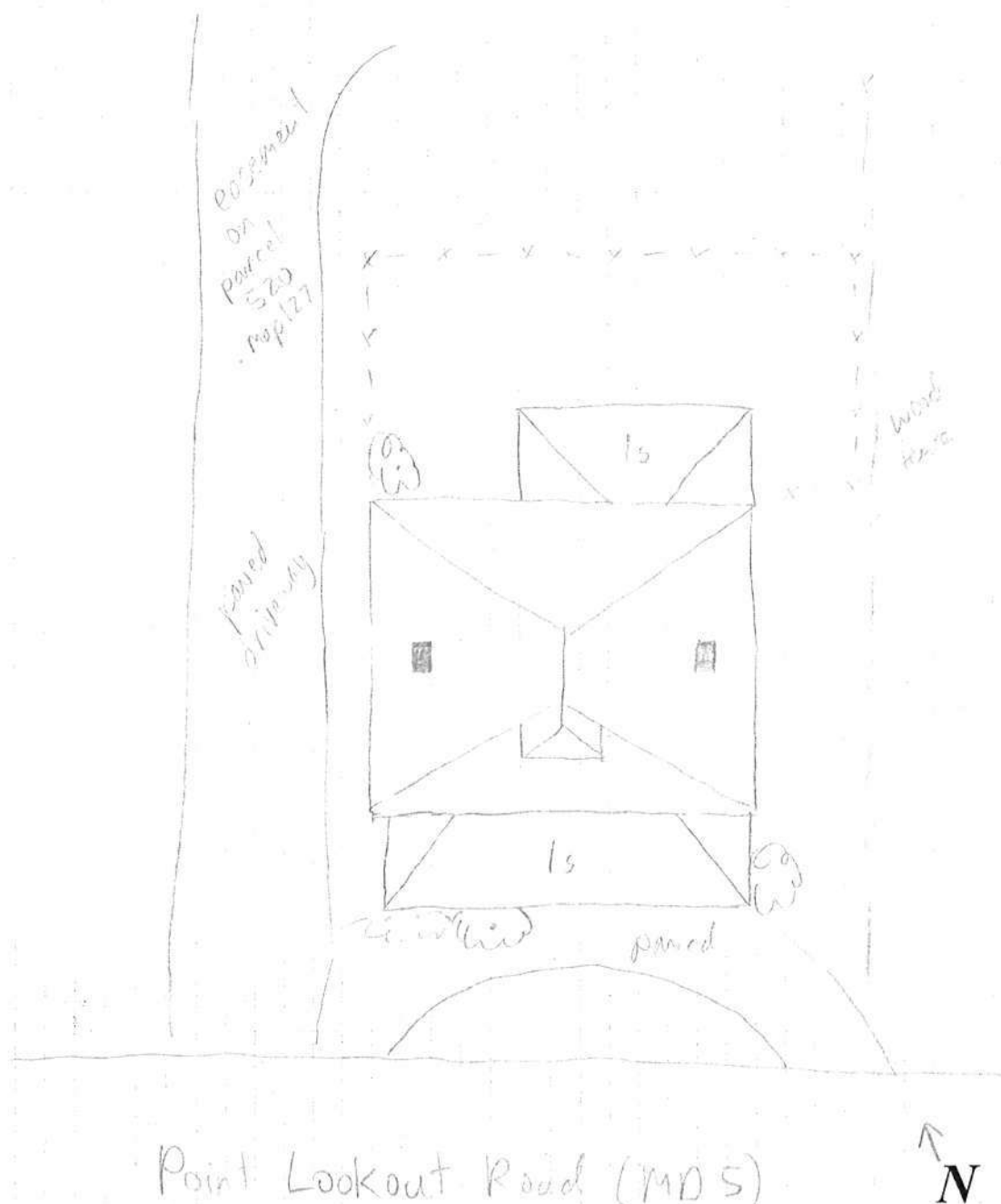
Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

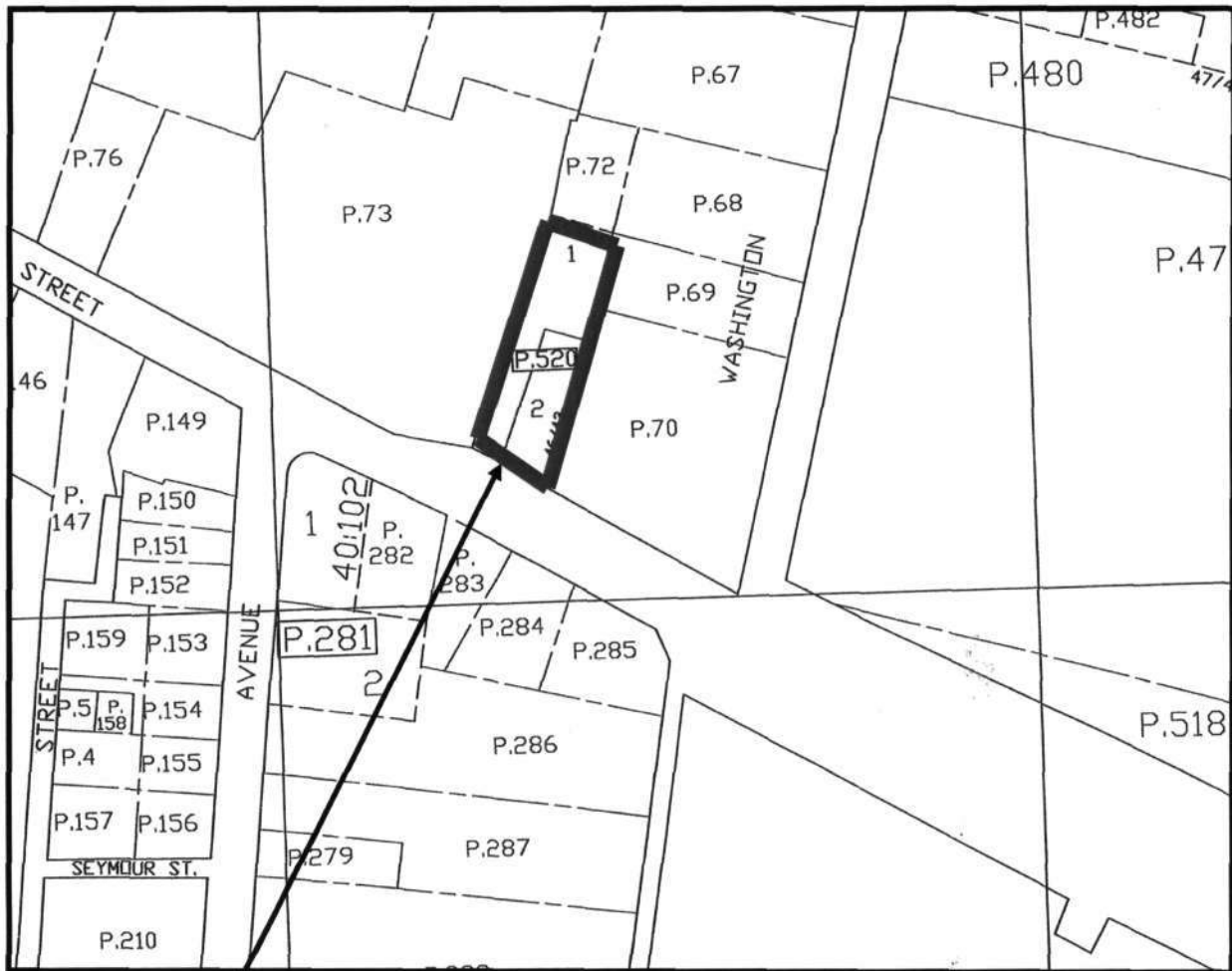
MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

RESOURCE SKETCH MAP



ID#: SM-558 Name: Hutchins House
 Address: 25380 Point Lookout Road (MD 5)
 Town/Town Vicinity: Leonardtown County: St. Mary's



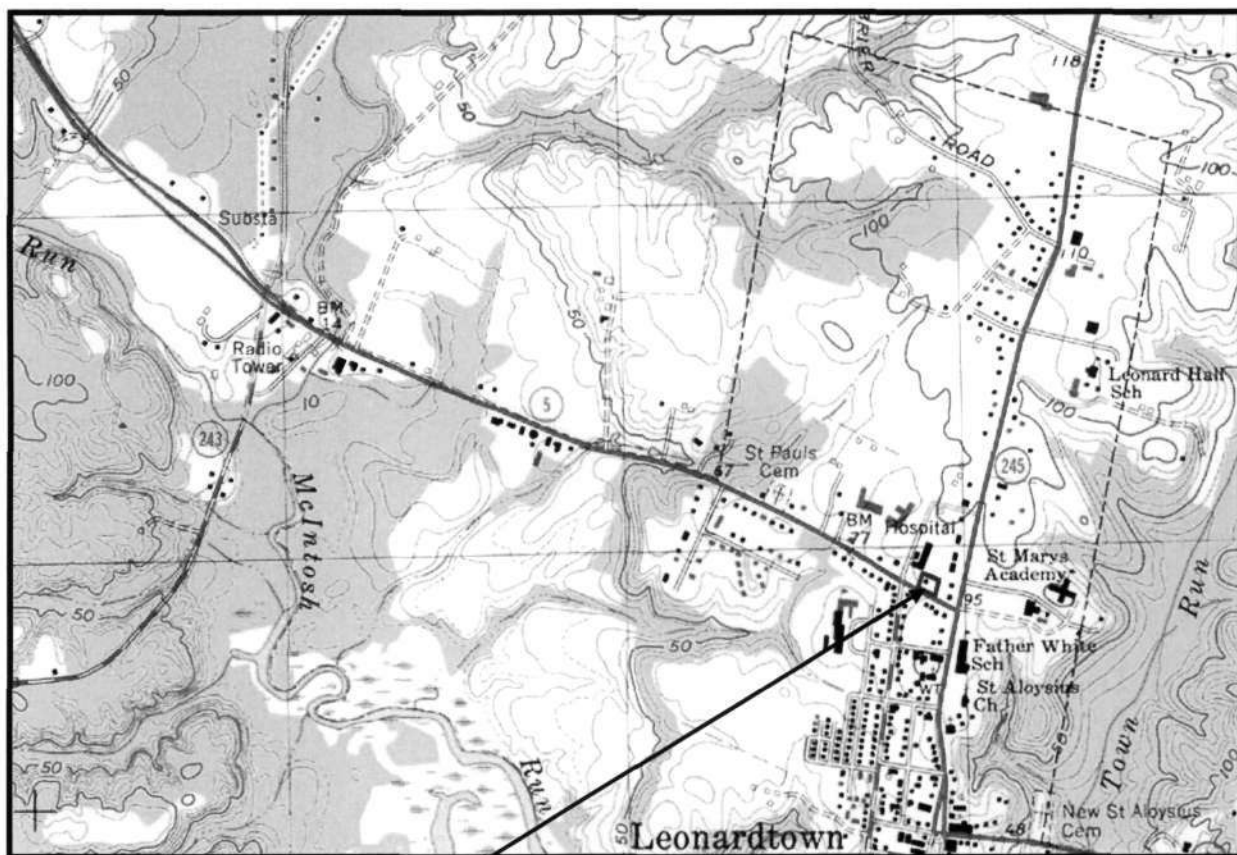
Hutchins House (SM-558), 25380 Point Lookout Road

Leonardtown, St. Mary's County, MD

Tax Parcel Map 127, Parcel 520

Prepared by EHT Tracerics, Inc., 2007





Hutchins House (SM-558), 25380 Point Lookout Road
Leonardtown, St. Mary's County, MD
Leonardtown Quad, USGS Topographic Map, 1963, Revised 1984
Prepared by EHT Tracerics, Inc., 2007





SM-558

Hutchins House

25380 Point Lookout Road (MD 5)

Saint Mary's County, Maryland

EHT Traceries, Inc.

October 2007

MD SHPO

Facade, looking north

#1 of 3



SM-558

Hutchins House

25380 Point Lookout Road (MD 5)

Saint Mary's County, Maryland

EHT Traceries, Inc.

October 2007

MD SHPO

Forode, looking east

#2 of 3



SM-558

Hutchins House

25380 Point Lookout Road (MD 5)

Saint Mary's County, Maryland

EHT Traceries, Inc.

October 2007

MD SHPO

Rear elevation, looking southwest

#3 of 3

Capsule Summary
SM-~~561~~ 558
Hutchins House
Leonardtown
Private

c. 1924

The Hutchins House, located on the north side of Route 5 in Leonardtown, represents a good example of a frame, two story, "four square" dwelling with a hip roof. Originally constructed in 1924 by George T. and Margaret M. C. Hutchins, the house has several details that make it a significant example of its type. These details include the porch's brick piers and battered posts, the solid scroll sawn cornice brackets, the one story bay window, and finally the hipped dormer. While the building has been sheathed with artificial siding and the porch screened-in, the building retains most of its character defining architectural features.

On November 25, 1921 George T. and Margaret M. C. Hutchins purchased a 1 3/4 acre parcel from Stephen T. and Gertrude E. Foxwell. The parcel, once part of "Race Track" and "Brooklyn" a larger 60 acre tract, was subdivided as Leonardtown grew in the early part of the twentieth century. In the August 22, 1924 issue of the St. Mary's Beacon, the Hutchins house was listed as one of the recent improvements in Leonardtown. Like the Johnson/McNey house (SM-536) and the Abell/Greenwell house (SM-561), the Hutchins house displays how form, dimensions, and materials could vary among a single building type. The four square has often been considered a derivative of the Prairie style--an architectural style that emerged in the midwest during the late nineteenth and early twentieth century.

SM-558, Hutchins House

St. Mary's County

Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:

Western Shore

Chronological/Developmental Period:

Industrial Urban Dominance, 1870-1930

Historic Period Theme:

Architecture

Resource Type

Category:

Building

Historic Environment:

Town

Historic Function and Use:

Residence

Known Design Source:

None

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-558

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Hutchins House

and/or common

2. Location

N side of Route 5, just W of the intersection of Route 5 and Washington Street
street & number ☐ not for publication

city, town Leonardtown ☐ vicinity of congressional district 3

state Maryland county St. Mary's

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Elizabeth D. Combs

street & number PO Box 284 telephone no.:

city, town Leonardtown state and zip code Md 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber 333

street & number folio 488

city, town Leonardtown state Md

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. Sm-558

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing resource count: 1

The Hutchins house, located on the north side of Route 5 just west of the intersection of Route 5 and Washington Street in Leonardtown, Maryland. The dwelling is oriented on a north/south axis and is situated on a flat .77 acre lot setback only 10 yards from the road.

Constructed in the 1920s, the Hutchins house is a good example of a two story, Craftsman-style four square with a steeply pitched, almost pyramidal roof. The frame building rests on a poured concrete foundation and is sheathed with artificial siding. A wide overhanging eave shelters the most distinctive feature of this house--a series of solid, curvilinear scroll sawn brackets spaced about two feet apart. Two brick interior chimneys pierce the asphalt shingle covered roof surface. A raised-seam metal roof, meanwhile, covers the porch's roof.

The primary or south elevation features a full width porch distinguished by a series of four square columns. These supports are composed of a brick base that extends four feet from ground level where they are met by wood columns with sloping or battered sides that extend to the roof. A series of wood slats topped by a railing were placed between three of the columns to serve as both an enclosure for the porch as well as a barrier for beneath the porch. This porch shades a group of three, closely spaced, six-over-one, double-hung sash windows and a four-panel door. There are two, six-over-one windows on the second floor and the attic story is lit by a hipped roof dormer with a series of three, slender, six-over-one windows. The dormer is also distinguished by a bracketed cornice. Other distinctive characteristics include a three-sided bay window on the east elevation and a screened in porch on the north side.

8. Significance

Survey No. SM-558

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1924 Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Hutchins House, located on the north side of Route 5 in Leonardtown, represents a good example of a frame, two story, four square dwelling with a hip roof. Originally constructed in the 1920s by George T. and Margaret M. C. Hutchins, the house has several details that make it a significant building. These details include the porch's brick piers and battered posts, the solid scroll sawn cornice brackets, the one story bay window, and finally the hipped dormer. While the building has been sheathed with artificial siding and the porch screened-in, the building retains most of its character defining architectural features as noted above.

On November 25, 1921 George T. and Margaret M. C. Hutchins purchased a 1 3/4 acre parcel from Stephen T. and Gertrude E. Foxwell. The parcel, once part of "Race Track" and "Brooklyn" a larger 60 acre tract, was subdivided as Leonardtown grew in the early part of the twentieth century. In the August 22, 1924 issue of the St. Mary's Beacon, the Hutchins house was listed as one of the recent improvements in Leonardtown. Like the Johnson/McNey house (SM-536) and the Abell/Greenwell house (SM-561), the Hutchins house displays how form, dimensions, and materials could vary among a single building type.

9. Major Bibliographical References

Survey No. SM-558

St. Mary's Beacon. August 22, 1924.

10. Geographical Data

Acreage of nominated property .77 acres

Quadrangle name Leonardtown, Md

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Same as per deed description.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning

date February 1997

street & number 22740 Washington Street

telephone (301) 475-4662

city or town Leonardtown

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
OWNSVILLE, MD 21032-2023
514-7600

SM-558, Hutchins House

St. Mary's County

8.1 Significance

Chain-of-title (Please note that all records can be found in the Land Records Office, St. Mary's County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber CBG 14, Folio 77

Grantee: Elizabeth D. and Frank J. Combs

Grantor: Margaret M. C. Combs, widow and Elizabeth H. and Terrell Pick

Date: December 5, 1942

Notes: The deed notes that the property contains .77 acres.

Reference: Liber EBA 20, Folio 280

Grantee: George T. Hutchins

Grantor: Stephen T. and Gertrude E. Foxwell

Date: November 25, 1921

Reference: Liber EBA 19, Folio 23

Grantee: Stephen T. and Gertrude E. Foxwell

Grantor: John E. N. and Mary C. Sterling

Date: February 18, 1920

Reference: Liber EBA 13, Folio 16

Grantee: John E. N. Sterling

Grantor: Joseph B. and Mary L. Drury

Date: September 18, 1914

Notes: The property is listed here as being "Part of Race Track" and "Brooklyn." The property is subdivided from the larger tract.

Reference: Liber EBA 1, Folio 388

Grantee: Joseph B. and Mary L. Drury

Grantor: Lewis E. and Ida J. Payne

Date: August 21, 1900

Reference: Liber JJG 5, Folio 358-259

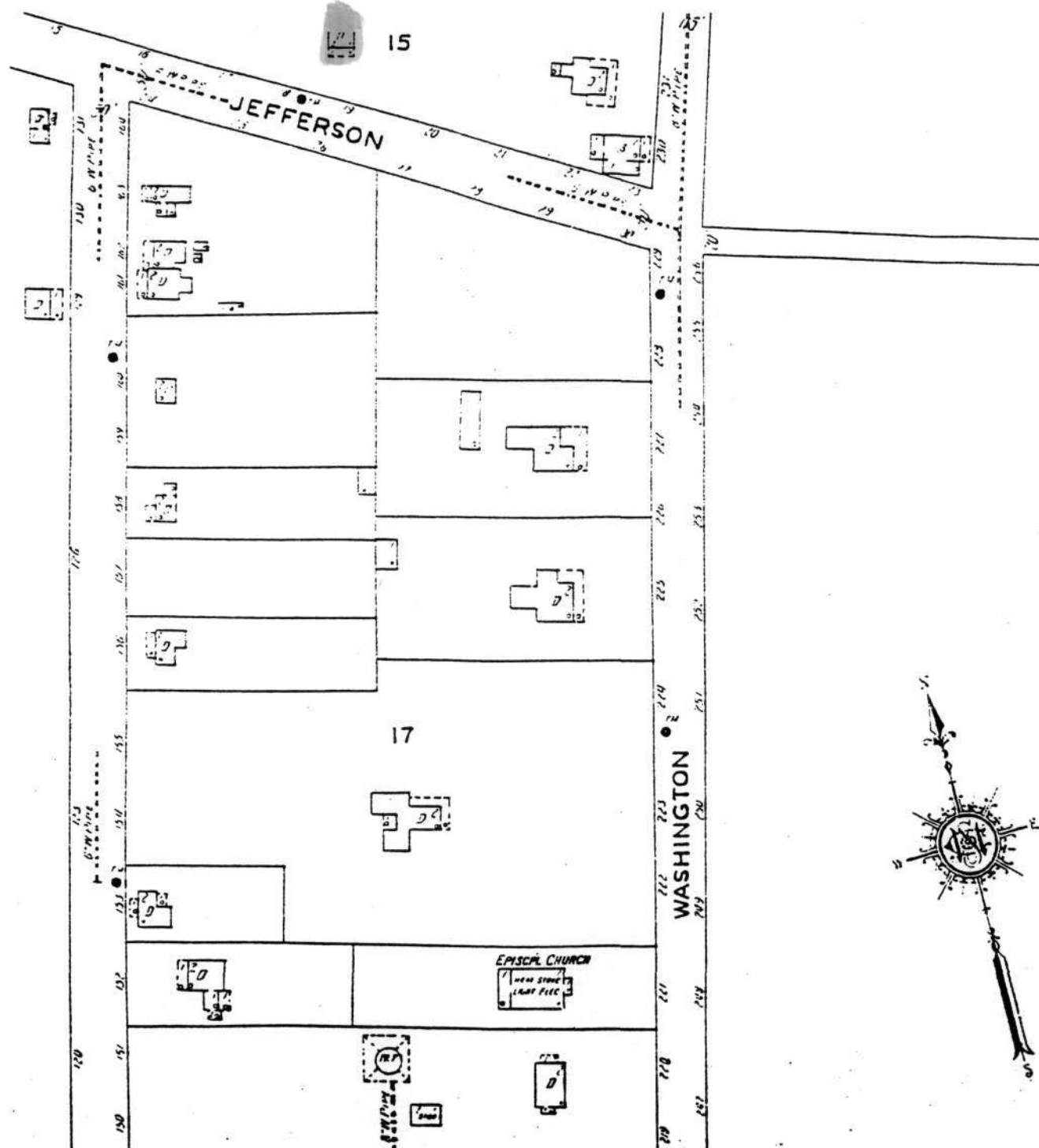
Grantee: Lewis E. and Ida J. Payne

Grantor: Lucy C. Leigh Parsons

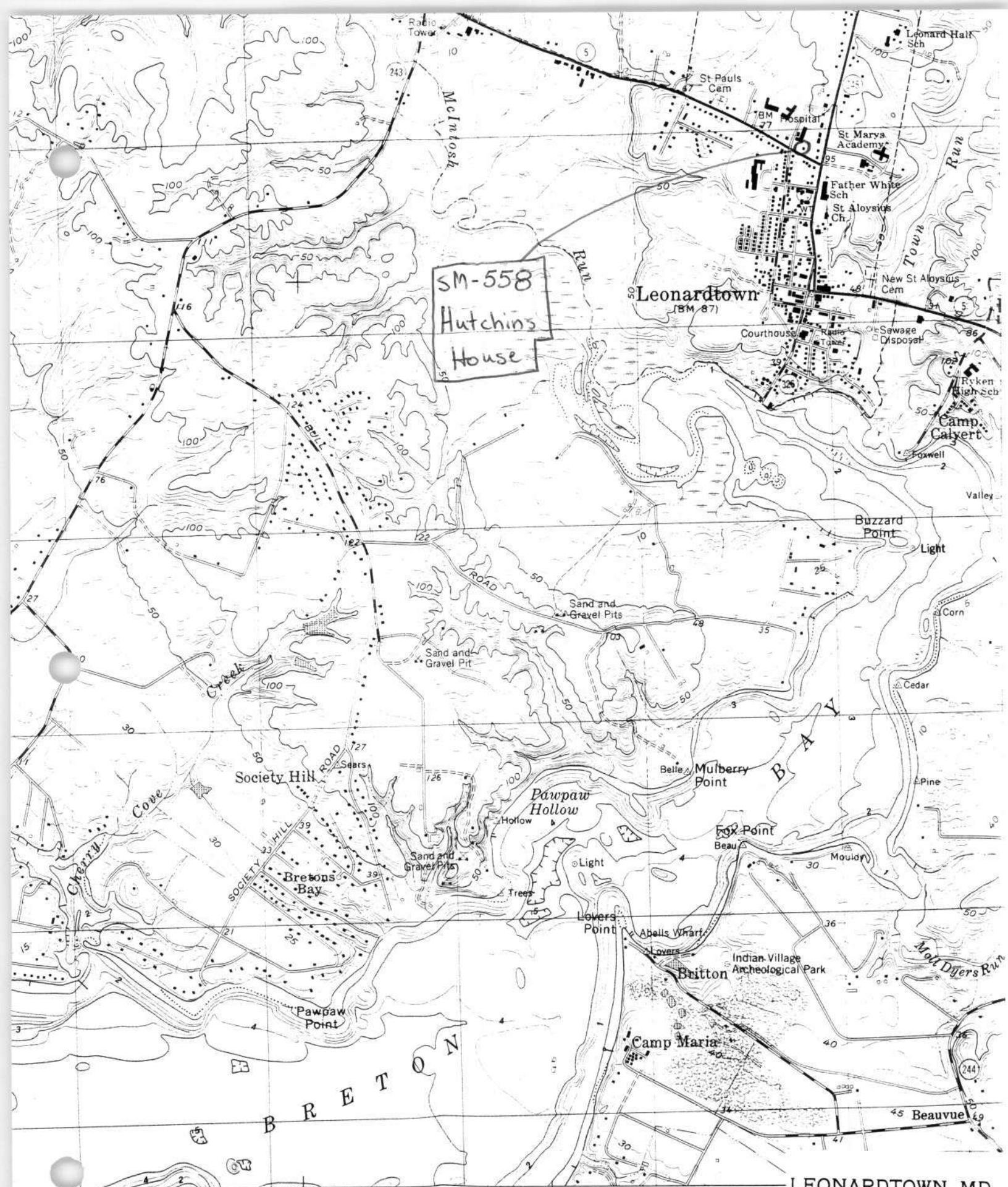
Date: November 7, 1898.

Notes: Here the tract consists of approximately 70 acres.

SM-558, Hutchins House
 St. Mary's County
 8.2 Significance

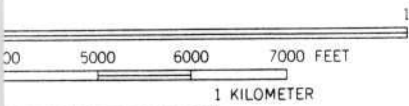


1928 Sanborn Fire Insurance Company map of Leonardtown showing only a portion of the Hutchins house located on the north side of Jefferson Street (now Route 5).



SM-558
Hutchins
House

LEONARDTOWN, MD.
SW/4 LEONARDTOWN 15' QUADRANGLE
38076-C6-TB-024



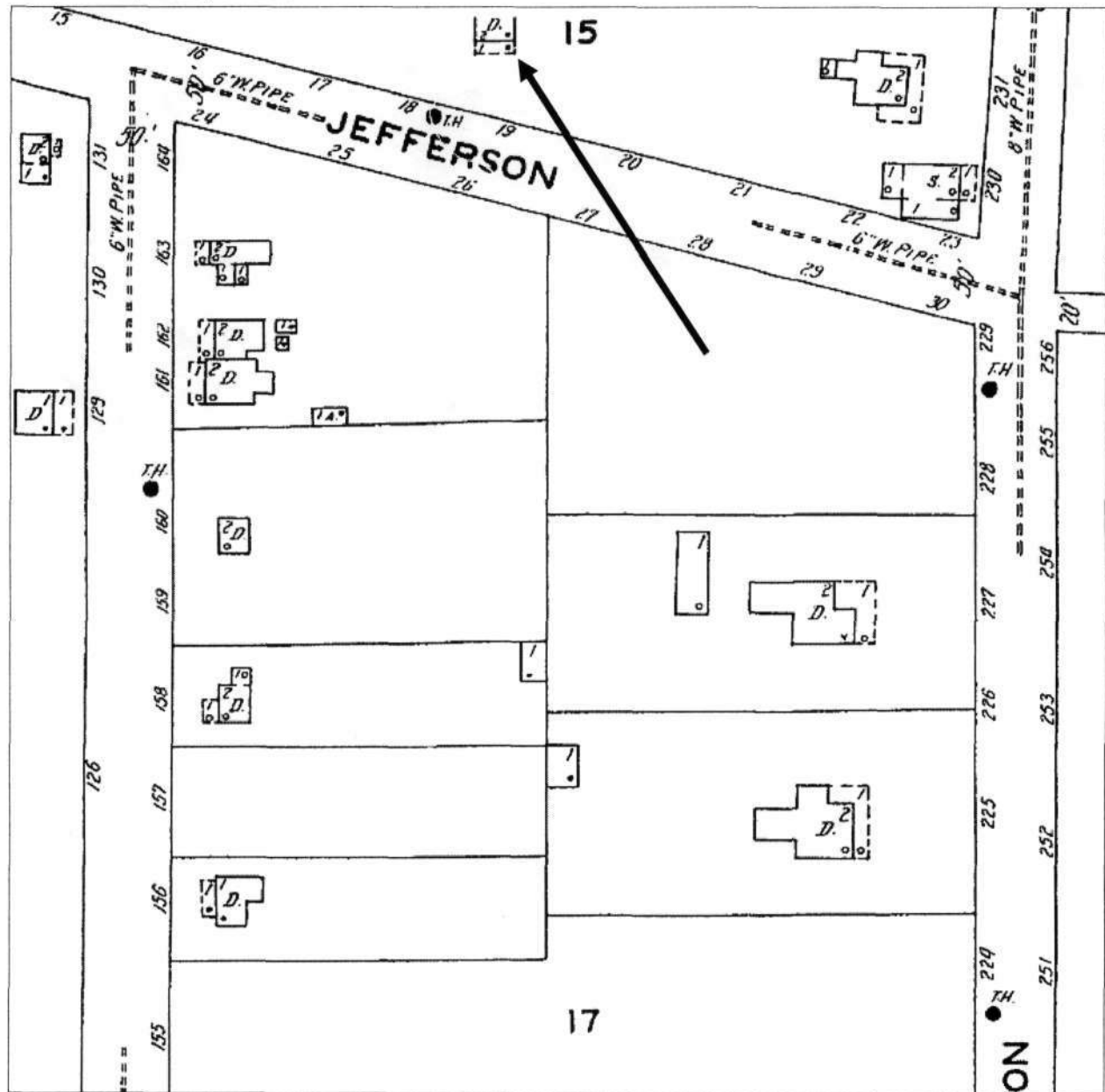
1963
ROAC
Heavy-duty ——— 3ATHMETRY ADDED 1982
Medium-duty ———
PHOTOREVISED 1984
DMA 5660 1 SW-SERIES V033

SM-558

Hutchins House

25380 Point Lookout Road (MD 5) (Jefferson Street), Leonardtown

Sanborn Map 1928, Sheet 3

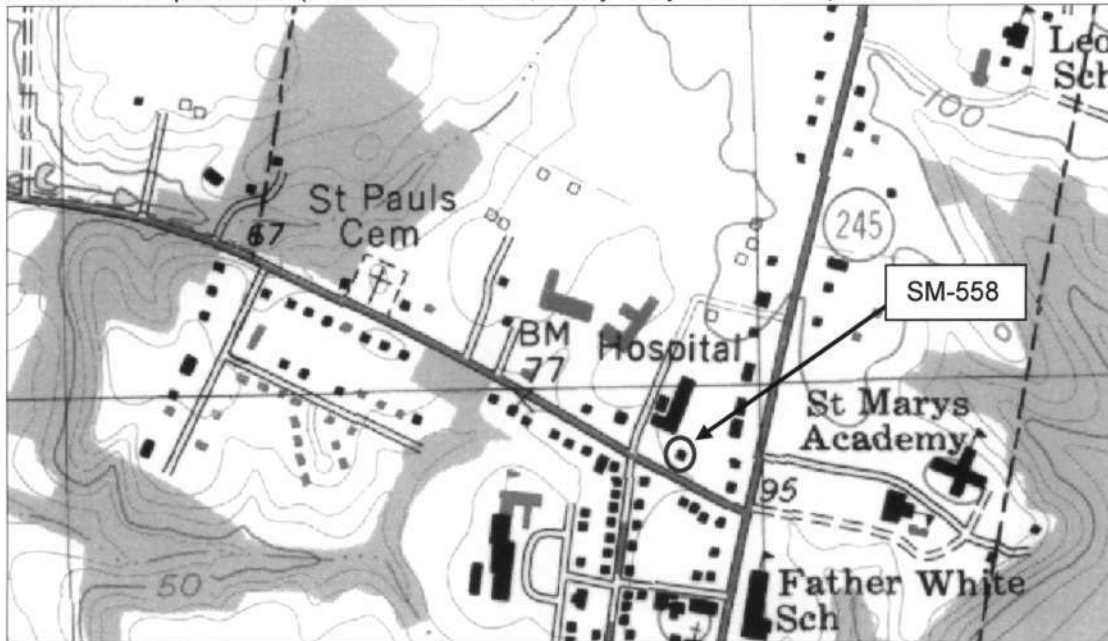


SM-558

Hutchins House

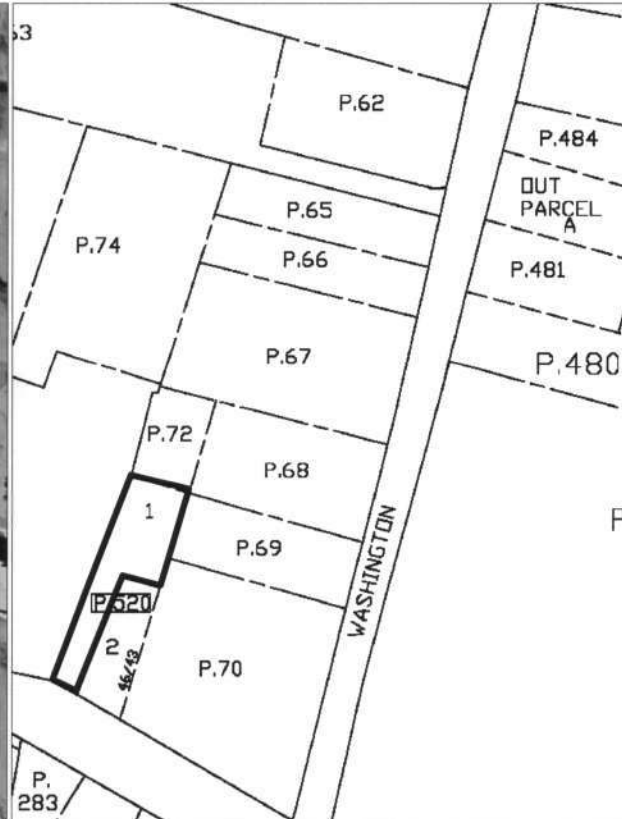
25380 Point Lookout Road (MD 5) (Jefferson Street), Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map,
c. 2007-08

Tax Map 127, P. 520, Lot 1





SM-558

Hutchins House

St. Mary's County, Md

Kirk Ranzetta

Sept 1996

Md SHPO

S+E elevations

1/1